



*Department of Planning, Building and Code Enforcement*  
JOSEPH HORWEDEL, ACTING DIRECTOR

**NOTICE OF COMMUNITY MEETING FOR THE PEPPER LANE GENERAL PLAN  
AMENDMENT CITY FILE NO. GP06-04-04**

**Meeting Location: Vinci Park Elementary School**  
**1311 Vinci Park Way**  
**San Jose, CA 95131**  
**Multi-Purpose Room**  
(Meeting location map on reverse)

**Date: Thursday, October 5th, 2006**  
**Time: 6:30 p.m. – 8:30 p.m.**

Dear Neighbor,

Pepper Lane General Plan amendment applicant Pulte Home Corporation and City of San José Planning Services Division staff would like to invite you to a community meeting on the proposed General Plan amendment at the east side of Jackson Avenue, approximately 200 feet south of Berryessa Road. This is a General Plan amendment request to change the Land Use/Transportation Diagram designation of the San Jose 2020 General Plan on an approximately 14-acre site from Neighborhood/Community Commercial and High Density Residential (25-50 dwelling units/acre) to Medium High Density Residential (12-25 dwelling units/acre). The remaining  $\pm 3$  acres of the approximately 17-acre property will remain Neighborhood/Community Commercial.

The meeting is intended to be an open forum for questions and comments. The applicant will present an overview of the proposed General Plan amendment and the potential future development project. City staff will be available to answer questions about the process.

Your participation at this stage of the planning process will help us analyze the proposed General Plan amendment request. If you have any questions before the meeting, please contact:

**Applicant:**  
**Pulte Homes**  
Entitlement Manager: Erika Salum  
Phone: (925) 249-4318  
Email: [Erika.salum@pulte.com](mailto:Erika.salum@pulte.com)

**City of San Jose**  
**Planning Services Division:**  
Project Manager: Meera Nagaraj, AICP  
Phone: (408) 535-7867  
Email: [Meera.Nagaraj@Sanjoseca.gov](mailto:Meera.Nagaraj@Sanjoseca.gov)

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-3555.

**Project Description:** GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Neighborhood/Community Commercial and High Density Residential (25-50 dwelling units/acre) to Medium High Density Residential (12-25 dwelling units/acre) on an approximately 14.3-acre site located on the East side of Jackson Avenue, approximately 200 feet south of Berryessa Road. (Owner: Pepper Lane-Berryessa, LLC/Applicant: Pulte Home Corporation.)

*Existing General Plan Designation:*

**Neighborhood/Community Commercial**

Typical uses in the Neighborhood/Community Commercial designation are neighborhood serving retail and service establishments.

**High Density Residential (25-50 dwelling units/acre)**

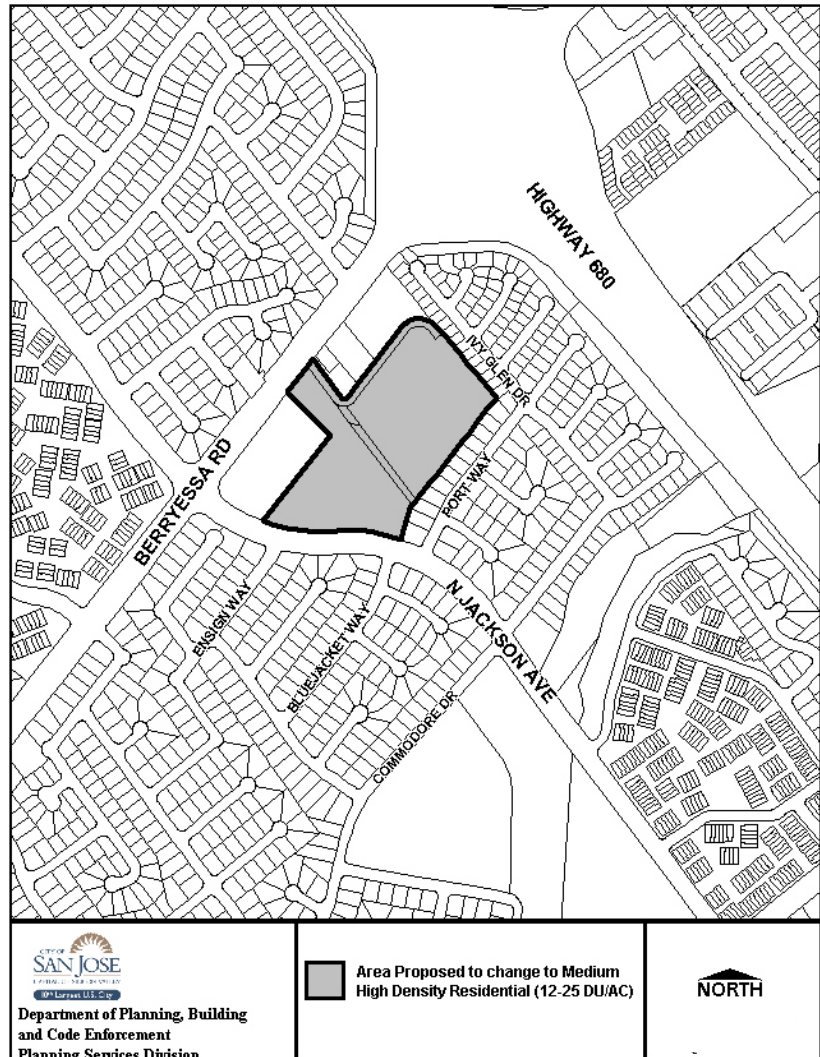
This designation is typified by three- to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways or expressways, and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Areas.

*Proposed General Plan Designation:*

**Medium High Density Residential (12-25 dwelling units/acre)**

This designation is typified by two-story apartments and condominiums with surface parking. In some cases taller buildings balanced with open space are allowed.

GP06-04-04



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